

Chaffin, Heather

Subject: FW: ZAP Meeting Tomorrow - Comments re: Agenda Item #15, #16 & #17

From: troublemaker.kim

Sent: Monday, December 17, 2018 11:50 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: ZAP Meeting Tomorrow - Comments re: Agenda Item #15, #16 & #17

Hi Heather,

My name is Kim LeBlanc. I am a resident in the North Oaks Hillside neighborhood and I am the Secretary of our neighborhood association, NEWCNA.

RE: tomorrow's ZAP hearing and zoning change requests that have been made, I would like to share my following comments with you. I apologize but I have never done this before and I wasn't sure how the comment forms worked, so I am just emailing you directly instead, which my neighbor Vanessa Matocha said we could do. Hope that is OK :)

RE: AGENDA ITEM #15 on ZAP Agenda (1308 Braker Lane):

While traffic access was originally planned via Braker, the Neighborhood Traffic Study deemed that area too congested and access to the commercial and residential would be from May Drive only. Therefore, I am not in favor of this rezoning for the following reasons:

May Drive is a residential street with four existing houses. The speed limit for this street is 25 mph. Having May Drive as the only point of ingress/egress for GO zoned commercial property would create a new safety concern for neighborhood kids and would be extremely disruptive to those who live along May and June Drives.

GO zoning for this property would allow for a residential treatment center, which our neighborhood previously spent a good deal of time, energy and money successfully fighting as such facilities have no business whatsoever being in proximity to our neighborhood elementary school on Braker Lane, Graham Elementary. AISD, Ora Houston and ZAP all agreed last time around so we would like to avoid repeating history again if possible.

Furthermore, the other adjoining businesses to this land are zoned NO (neighborhood office) and I would argue this is the correct zoning for this adjacent land located within our neighborhood.

We are not in favor of GO or LO, as LO zoning allows for a residential treatment center. This might not seem such an issue if ATCIC had not already tried to unsuccessfully locate their facility across the street from Graham Elementary. When our neighborhood zoning liaison reached out to the applicant last Spring the direction of what the owner wanted for the property was unclear. They could not produce a site plan etc. Our neighborhood deserves better communication from a developer than this.

Peterson Property Items #16 & 17 on Zap Agenda

Commercial is not compatible with the planned neighborhood and that if granted an overlay prohibiting businesses to include Bail Bonds, Pawn Shops, Alternative Financial Services, and Treatment Centers would be the desired outcome. The sidewalks adjacent to the commercial property along Braker Lane will be used by elementary student to walk to/from Graham Elementary, often alone. So it is important to be mindful and not

allow businesses that will be harmful to the young children in our neighborhood sprout up along their walking path to elementary school.

Thank you in advance for your time and thoughtful consideration.

All the best,
Kim

Kim LeBlanc

--

"Well-behaved women rarely make history" - Laurel Thatcher Ulrich

Chaffin, Heather

Subject: FW: ZAP Meeting Tomorrow - Comments re: Agenda Item #15, #16 & #17

From: Cheryl Richter

Sent: Tuesday, December 18, 2018 8:34 AM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: ZAP Meeting Tomorrow - Comments re: Agenda Item #15, #16 & #17

Hi Heather,

My name is Cheryl Richter. I am a resident in the North Oaks Hillside neighborhood and I am one of the VP's of our neighborhood association, NEWCNA.

RE: tomorrow's ZAP hearing and zoning change requests that have been made, I would like to share my following comments with you. I apologize but I have never done this before and I wasn't sure how the comment forms worked, so I am just emailing you directly instead, which my neighbor Vanessa Matocha said we could do. Hope that is OK :)

RE: AGENDA ITEM #15 on ZAP Agenda (1308 Braker Lane):

While traffic access was originally planned via Braker, the Neighborhood Traffic Study deemed that area too congested and access to the commercial and residential would be from May Drive only. Therefore, I am not in favor of this rezoning for the following reasons:

May Drive is a residential street with four existing houses. The speed limit for this street is 25 mph. Having May Drive as the only point of ingress/egress for GO zoned commercial property would create a new safety concern for neighborhood kids and would be extremely disruptive to those who live along May and June Drives.

GO zoning for this property would allow for a residential treatment center, which our neighborhood previously spent a good deal of time, energy and money successfully fighting as such facilities have no business whatsoever being in proximity to our neighborhood elementary school on Braker Lane, Graham Elementary. AISD, Ora Houston and ZAP all agreed last time around so we would like to avoid repeating history again if possible.

Furthermore, the other adjoining businesses to this land are zoned NO (neighborhood office) and I would argue this is the correct zoning for this adjacent land located within our neighborhood.

We are not in favor of GO or LO, as LO zoning allows for a residential treatment center. This might not seem such an issue if ATCIC had not already tried to unsuccessfully locate their facility across the street from Graham Elementary. When our neighborhood zoning liaison reached out to the applicant last Spring the direction of what the owner wanted for the property was unclear. They could not produce a site plan etc. Our neighborhood deserves better communication from a developer than this.

Peterson Property Items #16 & 17 on Zap Agenda

Commercial is not compatible with the planned neighborhood and that if granted an overlay prohibiting businesses to include Bail Bonds, Pawn Shops, Alternative Financial Services, and Treatment Centers would be the desired outcome. The sidewalks adjacent to the commercial property along Braker Lane will be used by elementary student to walk to/from Graham Elementary, often alone. So it is important to be mindful and not allow businesses that will be harmful to the young children in our neighborhood sprout up along their walking path to elementary school.

Thank you in advance for your time and thoughtful consideration.

Cheryl

Cheryl Richter
11513 Oak Trl
Austin, TX. 78753
mobile 512-439-9670